

010.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

950,600 / 950,600

USE VALUE:

950,600 / 950,600

ASSESSED:

950,600 / 950,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		POND LN, ARLINGTON

OWNERSHIPUnit #:

Owner 1: SULLIVAN JAMES	
Owner 2: SULLIVAN CHRISTINE	
Owner 3:	

Street 1: 19 POND LANE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: SCHANDA PATRICIA L -

Owner 2: SCHANDA JOHN L -

Street 1: 52 GEORGE STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		5000.000	490,200	4,400	456,000	950,600			
Total Card		0.115	490,200	4,400	456,000	950,600	Entered Lot Size		
Total Parcel		0.115	490,200	4,400	456,000	950,600	Total Land:		
Source: Market Adj Cost							Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	490,300	4400	5,000.	456,000	950,700	950,700	Year End Roll	12/18/2019
2019	104	FV	366,000	4400	5,000.	484,500	854,900	854,900	Year End Roll	1/3/2019
2018	104	FV	366,000	4400	5,000.	353,400	723,800	723,800	Year End Roll	12/20/2017
2017	104	FV	343,500	4400	5,000.	307,800	655,700	655,700	Year End Roll	1/3/2017
2016	104	FV	343,500	4400	5,000.	262,200	610,100	610,100	Year End	1/4/2016
2015	104	FV	306,500	4400	5,000.	256,500	567,400	567,400	Year End Roll	12/11/2014
2014	104	FV	306,500	4400	5,000.	210,900	521,800	521,800	Year End Roll	12/16/2013
2013	104	FV	318,800	4400	5,000.	200,600	523,800	523,800		12/13/2012

Parcel ID 010.0-0003-0007.0

!948!

PRINT

Date

Time

12/10/20 16:38:44

LAST REV

Date

Time

12/11/17 12:43:17

ekelly

948

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHANDA PATRICI	45313-634		6/2/2005		450,000	No	No		
SCHANDA PATRICI	27653-479		9/8/1997	Family		1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2005	446	Redo Kit	20,000			G7	GR FY07	re-do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
11/4/2017	MEAS&NOTICE	HS	Hanne S
5/20/2009	Info At Door	189	PATRIOT
9/27/1999	Meas/Inspect	243	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

Total AC/Ha: 0.11478

Total SF/SM: 5000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

950,600 / 950,600

950,600 / 950,600

950,600 / 950,600


Patriot
Properties Inc.

EXTERIOR INFORMATION

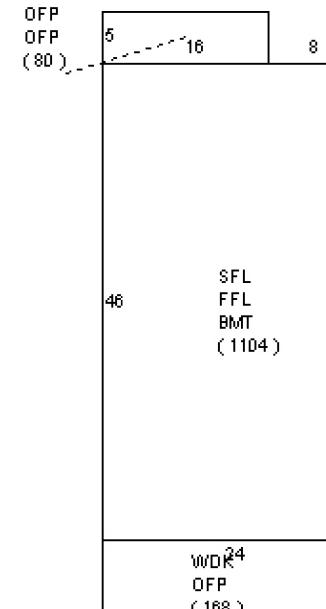
Type:	13 - Multi-Garden
Sty Ht:	2 - 2 Story
(Liv) Units:	2 Total: 2
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

Full Bath:	2	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS	NEW WINDOWS.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1928
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	3 - Forced H/W
# Heat Sys:	2
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	2 10 4

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	

CALC SUMMARY

Basic \$ / SQ:	170.00
Size Adj.:	1.12554348
Const Adj.:	0.98990101
Adj \$ / SQ:	189.410
Other Features:	112275
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602203
Depreciation:	112010
Depreciated Total:	490193
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	490200
Val/Su SzAd	222.01

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,104	56.820	62,733						
FFL	First Floor	1,104	189.410	209,109						
SFL	Second Floor	1,104	189.410	209,109						
OPF	Open Porch	328	21.310	6,991						
WDK	Deck	168	11.830	1,988						
	Net Sketched Area:	3,808		Total: 489,930						
Size Ad	Gross Are	3808	FinArea	2208						

IMAGE
AssessPro Patriot Properties, Inc
SPEC FEATURES/YARD ITEMS
PARCEL ID 010.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	17X19	A	AV	1930	22.74	T	40	104			4,400			4,400

More: N

Total Yard Items:

4,400

Total Special Features:

Total:

4,400